

PLANNING BOARD - TOWN OF KNOX - ALBANY COUNTY

P.O. Box 56, Knox, N.Y. 12107

Established 1822

PLANNING BOARD MEETING MINUTES

Minutes: 8 September 2016

Present: Bob Price, Bob Gwin, Tom Wolfe, Debra Nelson, Brett Pulliam

Meeting was called to order at 1917.

Minutes of the August 2016 special meeting were reviewed and unanimously approved without modification.

Site Plan Review for Borrego/Whipple Large-Scale Solar Array

The objective of the meeting is to continue the Site Plan Review process by reviewing the new plans and documentation provided by Borrego as well as the list of recommended changes from the last meeting.

1. Decommissioning Bond/Estimate/Plan

Status: Pending Legal Approval

- a. Borrego made revisions to the decommissioning bond based on the last meeting and submitted it to town attorney, John Dorfman. Dorfman indicated that he would need authorization from the Town Board in order to review it. Supervisor Vas Lefkaditis was in the audience and stated that he will follow up with John on the request and although not required, provide authorization for the review.
- b. Borrego revised the decommissioning estimate based on the last meeting. The recovery of salvage costs has been removed and the bond is set for \$130K (current dollar estimate for Year One) + escalation based on CPI.
- c. The decommissioning bond will start at the time of the permit issuance.

2. Enhanced Security: Barbwire Fence Top

Status: Complete

- a. As agreed, Borrego added the V-shaped, six-strand barbwire fixture to the top of the fence. This is shown in detail on sheet 2.3 of the drawings.
- b. The current Zoning Ordinance allows for fencing at 5 ft. maximum height. The fence around the array will stand at 10 ft. including the barbed wire. This exception will be documented in the Site Plan Review.

3. Old Stage Road Culvert

Status: Pending

- a. A 65 ft. long, 24 in. diam. culvert with natural bottom will be constructed per the latest version of the construction drawings.

4. Town Property Access During the Decommissioning Process

Status: Complete

- a. Borrego added specific verbiage to the decommissioning plan that states the Town would have access to the property during the decommissioning process.
- b. Access to the property during construction is to be specifically mentioned in the building permit.

5. Army Corps of Engineers Application / Wetland Area Approval

Status: Pending

- a. Borrego is still working with their consultants/biologists to finalize mitigation. They are targeting Wednesday, 9/14 for submittal and will provide a copy of the application to the Knox Town and Planning Board when the application is completed.
- b. The Board and Borrego discussed silt fencing to prevent erosion. While silt fencing is already integrated into the plans, Borrego will clarify the legend to show the silt fencing locations.

6. O&M Plan: Panel & Module Washing

Status: Pending

- a. As part of the O&M long-term pollution prevention plan, Borrego removed use of chemical cleaners for solar panel washing. The Board requested added clarification that ONLY clean water will be used. This will be added to the solar panel washing and module washing sections of the plan.
- b. The Board and Borrego discussed the washing of vehicles off-site so that only clean vehicles are allowed on property and do not track in invasive species. While the need to have any heavy vehicles on site is minimal, Borrego offered to construct a concrete washout area just west of the entrance off Old Stage Road. This area will be reclaimed when construction is complete and brought back to its original state.
- c. All vehicles will be washed on entrance to and exit of the construction site.
- d. The final O&M plan will be shared with the local Fire Department.

7. Decommissioning Protocols in the Event that Borrego Sells the Array

Status: Complete

- a. As agreed, the Decommissioning Plan will stay with the land and transfer to any subsequent landowner. Borrego added a clause to the Decommissioning Plan under item #2, "This decommissioning plan will run with the land and shall transfer with the Lease right to any successor lessee or assign."

8. Visual Buffers / Drawing Additions

Status: Complete

- a. Mr. Malone's pond has been added to the map along with visual buffer depiction along the Malone and Muia property borders. 6-8' staggered evergreens have been proposed, extending 120' in either direction. All visual buffers will be placed on the array-side unless otherwise agreed upon by the landowner.
- b. Borrego agreed that tree survival be guaranteed for one year and will include this standard clause in vendor/partner contracts. This has also been included in the updated O&M plan.

9. National Grid Connection Approval

Status: Pending Clarification

- a. Borrego has provided the summary pages from the two Caesar studies conducted.
- b. National Grid has completed their assessment. The Board requested clarification as to the Borrego's phase in the process—the first being preliminary; the second phase more in-depth. The Board cannot ascertain from the pages submitted if Borrego is at the first or second phase of the process with National Grid.

10. Construction Schedule / Project Timeline

Status: Pending

- a. Borrego has provided a projected construction sequence with basic, estimated timelines. The

absolute deadline of completion is December 2017. Borrego will provide a more detailed schedule before the start of construction.

11. Decommissioning Process Triggers

Status: Complete

- a. Borrego updated the decommissioning plan to include verbiage that states that the decommissioning process will go into effect at the “end of the useful life of the project”. This will include instances such as “after a 6 month period where no electricity is generated” or at “end of term of land lease”.

12. New Request: Example Array Photo

Status: Pending

13. New Request: Register of Deeds Filing

Status: Pending Site Plan/Permit Approval

- a. Borrego will not file until the Town is ready to approve project. Approval will be recorded at the Register of Deeds.

The public hearing date will be set after polling the Board members for availability. Dean will present the material to the public at the public hearing.

Debra Nelson made a motion that the Planning Board accept the application contingent on receiving additional material identified in tonight’s meeting. Tom Wolfe seconded the motion. There were 5 Yeas and 0 Nays.

With no further questions from the audience, Brett Pulliam made a motion that the meeting be adjourned. Tom Wolfe seconded the motion. There were 5 Yea and 0 Nay.

Meeting adjourned at 2038. Next meeting - Thursday, 13 October 2016 @ 1930.